

# VENETO RISTORANTE & PIZZERIA

17 Vinal Square, North Chelmsford, MA 01863



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$75,000
<b>BUILDING SIZE:</b>	600 SF
<b>ZONING:</b>	C
<b>MARKET:</b>	Boston
<b>SUBMARKET:</b>	Lowell/ Chelmsford

## PROPERTY OVERVIEW

Faulkner Commercial Group is pleased to offer for sale the business assets of Veneto Ristorante & Pizzeria, an established pizzeria in a well-traveled location. this restaurant offers take out service and dine in, (seating for approximately 25 patrons). Included in the sale will be all business assets, including furniture, fixtures and equipment, (FF&E), trade name and anything else owned by the business.

Financials may be made available after execution and subject to a Non-Disclosure Agreement, (NDA). A lease will need to be negotiated with the property owners.

Veneto is well located where several major roads intersect, directly on MA Route 3A- Middlesex St, Princeton St, Tyngsboro Rd, Groton Rd (MA Route 40) and Dunstable Rd. Please DO NOT INQUIRE WITHIN, this is an operating business.

All information was obtained from the owner and pubic records, prospective buyers must perform due diligence to confirm any and all information and suitability for their use. This sale is for the business assets only, no real estate is included in this offering.

## PROPERTY HIGHLIGHTS

- Business Asset Sale- No Real Estate
- Pizzeria & Restaurant
- Fantastic Location in Vinal Square

**KW COMMERCIAL**  
138 River Road,  
Suite 107  
Andover, MA 01810

**LAUREN DEFRADESCO**  
Commercial Advisor  
0: 800.281.1316  
hello@faulknercommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

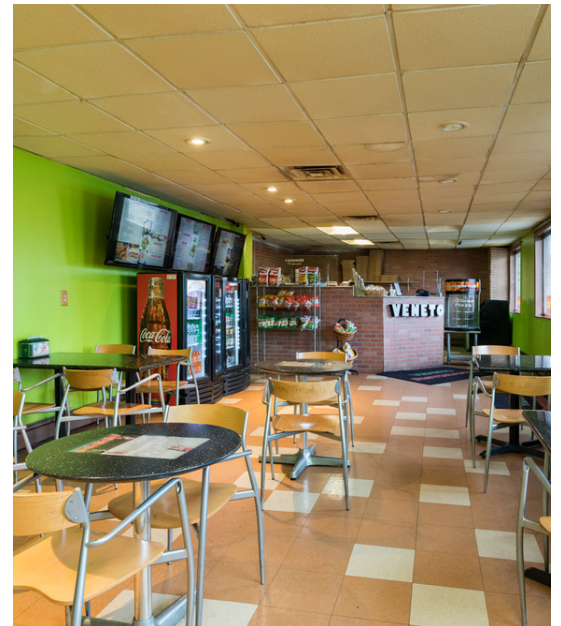
Each Office Independently Owned and Operated <https://faulknercommercial.com>



**RETAIL FOR SALE**

# VENETO RISTORANTE & PIZZERIA

17 Vinal Square, North Chelmsford, MA 01863



**KW COMMERCIAL**  
138 River Road,  
Suite 107  
Andover, MA 01810

**LAUREN DEFRADESCO**  
Commercial Advisor  
0: 800.281.1316  
[hello@faulknercommercial.com](mailto:hello@faulknercommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://faulknercommercial.com>



**RETAIL FOR SALE**

# VENETO RISTORANTE & PIZZERIA

17 Vinal Square, North Chelmsford, MA 01863



**KW COMMERCIAL**  
138 River Road,  
Suite 107  
Andover, MA 01810

**LAUREN DEFRADESCO**  
Commercial Advisor  
0: 800.281.1316  
hello@faulknercommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

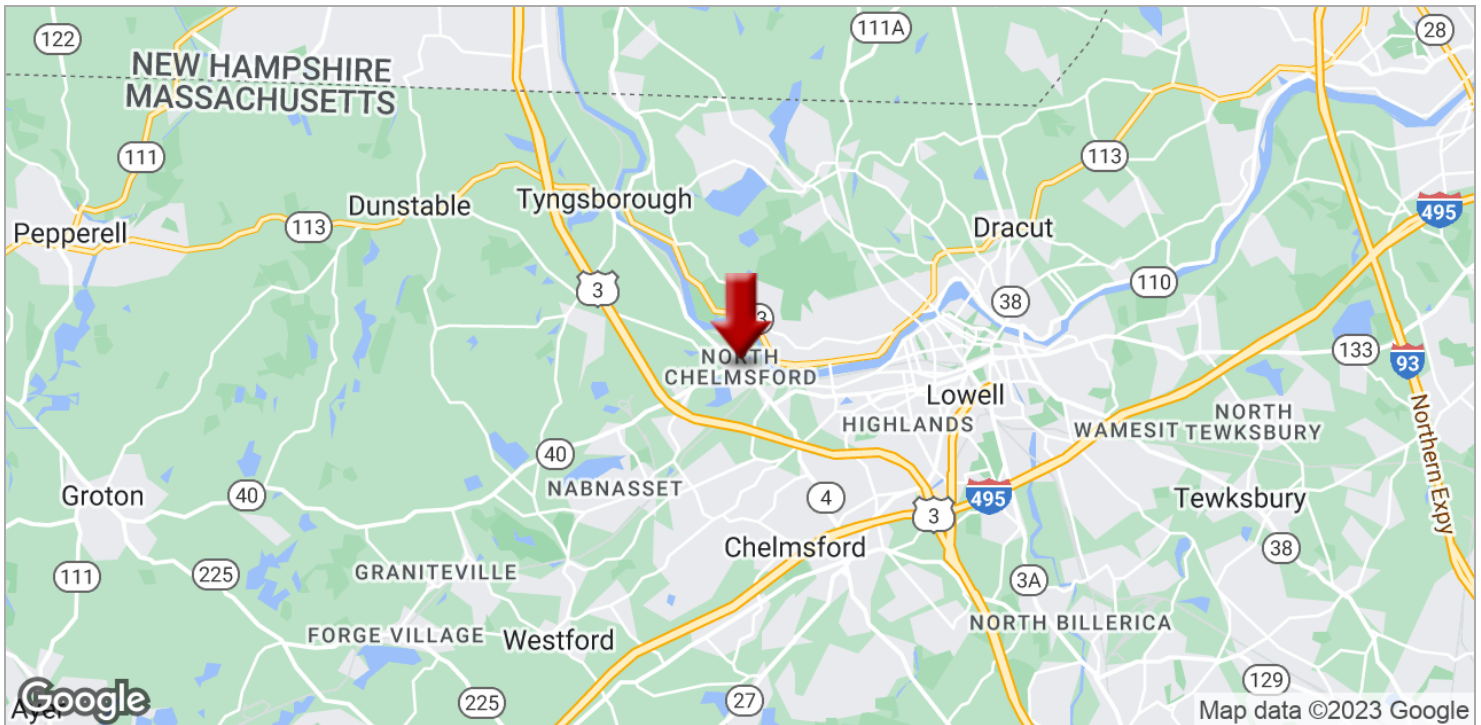
Each Office Independently Owned and Operated <https://faulknercommercial.com>



**RETAIL FOR SALE**

# VENETO RISTORANTE & PIZZERIA

17 Vinal Square, North Chelmsford, MA 01863



**KW COMMERCIAL**  
138 River Road,  
Suite 107  
Andover, MA 01810

**LAUREN DEFRANCESCO**  
Commercial Advisor  
0: 800.281.1316  
hello@faulknercommercial.com

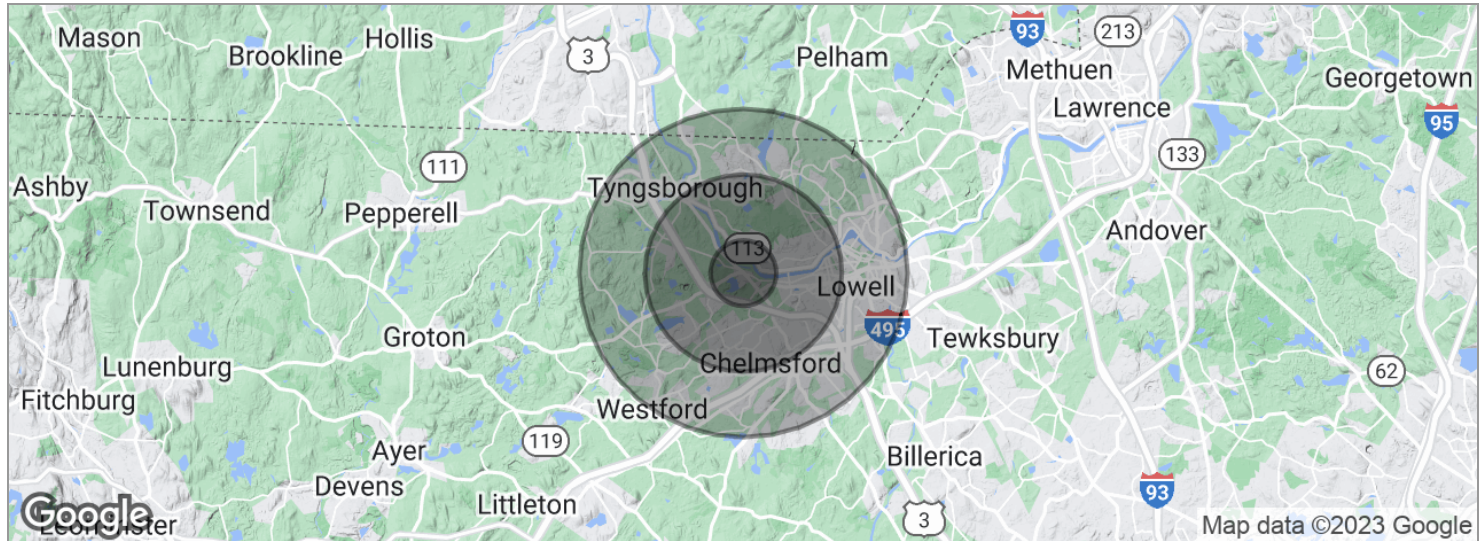
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://faulknercommercial.com>

## RETAIL FOR SALE

# VENETO RISTORANTE & PIZZERIA

17 Vinal Square, North Chelmsford, MA 01863



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,852	54,575	166,731
Median age	40.8	39.0	36.3
Median age (male)	38.6	37.2	35.3
Median age (Female)	43.6	41.0	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,480	20,795	61,553
# of persons per HH	2.4	2.6	2.7
Average HH income	\$82,999	\$87,035	\$78,764
Average house value	\$321,281	\$352,794	\$340,914

\* Demographic data derived from 2020 ACS - US Census

**KW COMMERCIAL**  
138 River Road,  
Suite 107  
Andover, MA 01810

**LAUREN DEFRANCESCO**  
Commercial Advisor  
0: 800.281.1316  
hello@faulknercommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://faulknercommercial.com>



# Commonwealth of Massachusetts

## BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

[www.mass.gov/dpl/boards/re](http://www.mass.gov/dpl/boards/re)

### MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE **THIS IS NOT A CONTRACT**

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

#### THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

#### CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

**For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.**

**THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:**

Check one: ☒ Seller's agent ☐ Buyer's agent ☐ Facilitator

*If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:*

Check one: ☐ Non-Designated Agency

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the ☐ Seller ☐ Buyer

☒ Designated Agency

Only the licensee named herein represents the ☒ Seller ☐ Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

Signature of Real Estate Licensee

Janet Ryan Faulkner

9616868

☐ Broker ☒ Salesperson

Printed Name of Real Estate Licensee

License #

Today's Date

Keller Williams Realty Success

7874

Name Real Estate Brokerage Firm

Brokerage Firm Real Estate License #

Signature of Consumer

Printed Name of Consumer

☐ Buyer ☐ Seller

Today's Date

Signature of Consumer

Printed Name of Consumer

☐ Buyer ☐ Seller

Today's Date

☐ Check here if the consumer declines to sign this notice.

Last Revised: January 24, 2017



## TYPES OF AGENCY REPRESENTATION

### SELLER'S AGENT

A seller can engage the services of a real estate licensee to act as the seller's agent in the sale of the seller's property. This means that the real estate agent represents the seller, who is a client. The agent owes the seller client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the seller's interests first and attempt to negotiate price and terms acceptable to their seller client. The seller may authorize sub-agents to represent him/her in marketing its property to buyers, however the seller should be aware that wrongful action by the real estate agent or sub-agents may subject the seller to legal liability for those wrongful actions.

### BUYER'S AGENT

A buyer can engage the services of a real estate licensee to act as the buyer's agent in the purchase of a property. This means that the real estate agent represents the buyer, who is a client. The agent owes the buyer client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the buyer's interests first and attempt to negotiate price and terms acceptable to their buyer client. The buyer may also authorize sub-agents to represent him/her in purchasing property, however the buyer should be aware that wrongful action by the real estate agent or sub-agents may subject the buyer to legal liability for those wrongful actions.

### (NON-AGENT) FACILITATOR

When a real estate licensee works as a facilitator that licensee assists the seller and/or buyer in reaching an agreement but does not represent either the seller or buyer in the transaction. The facilitator and the broker with whom the facilitator is affiliated, owe the seller and buyer a duty to present all real property honestly and accurately by disclosing known material defects and owe a duty to account for funds. Unless otherwise agreed, the facilitator has no duty to keep information received from a seller or buyer confidential. Should the seller and/or buyer expressly agree, a facilitator relationship can be changed to a seller or buyer client relationship with the written agreement of the person so represented.

### DESIGNATED SELLER'S AND BUYER'S AGENT

A real estate licensee can be designated by another real estate licensee (the appointing or designating agent) to represent a buyer or seller, provided the buyer or seller expressly agrees to such designation. The real estate licensee once so designated is then the agent for that buyer or seller who becomes the agent's client. The designated agent owes the buyer client or seller client, undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put their client's interests first, and attempt to negotiate price and terms acceptable to their client. No other licensees affiliated with the same firm represent the client unless otherwise agreed upon by the client. In situations where the appointing agent designates another agent to represent the seller and an agent to represent the buyer in the same transaction, then the appointing agent becomes a dual agent. Consequently, a dual agent cannot fully satisfy the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. Only your designated agent represents your interests. Written consent for designated agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to designated agency is available at the Board's website at [www.mass.gov/dpl/re](http://www.mass.gov/dpl/re).

### DUAL AGENT

A real estate licensee may act as a dual agent representing both the seller and the buyer in a transaction but only with the express and informed written consent of both the seller and the buyer. A dual agent shall be neutral with regard to any conflicting interest of the seller and buyer. Consequently, a dual agent cannot satisfy fully the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. A dual agent does, however, still owe a duty of confidentiality of material information and accounting for funds. Written consent for dual agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to dual agency is available at the Board's website at [www.mass.gov/dpl/re](http://www.mass.gov/dpl/re).

*Last Revised: January 24, 2017*